

Acct ID: 511951 MTL: 042W140000100 Date: **7/25/24** Appr: **GRH WW** Prop Class: 551 RMV Prop Class: 451
 Situs: 21465 ARBOR GROVE RD NE SAINT PAUL OR 97137 MaSaNh: 02 06 000 Unit: 46038 Year: 2024

Last Date Appraised: 11/02/2023 Appraiser: JORDAN SCHULTZ Retag: **Y N** Tag info: 2024 - Tags/Permit (Addition)

Owner: AGRITAINMENT INC Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: **1 2 3 4** LCB TTO INSP AV: 1001137

RMV Land: 652420 RMV Imp: 1908690 RMV Total: 2561110 MAV: 867040 MSAV: 79677 SAV: 213041

Comment: 24-25: L2 11.2.23 JJS
 23-24: L2 01.10.23 GRH
 22-23: GRH L2 8.19.22

No trespassing sign.

PER AERIAL 12.26.23 NO CHANGES SINCE JJS VISIT 11.2.23

Notations

RP/MS	Code	Description	
RP	ZONED	FARM EFU ZONED	SEND ACCESS LETTER IN FUTURE

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	45570	0

Land

Site: 2	Code Area: 45570	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Homesite	Description: TWO BENCH IRR			RMV: 14640	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 2009 / 4500160					
Site: 3	Code Area: 45570	Size: 31.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 482170	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 110					
Site: 4	Code Area: 45570	Size: 14.51 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND			RMV: 5790	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 21					
Site: 5	Code Area: 45570	Size: 7.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 104820	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 4500160 Tax Rate = 9806 Rent Rate = 21					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 45570	Stat Class: 141	Year Blt: 1989	Eff Year Blt: 1989	Sq.Ft: 2879	% Complete: 100
Desc: One Story Only					Dimensions:	RMV: 454290
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	2879	4	FB-3	1989	1989	BATH - 3, KIT+, HVAC+, FP - 1, ROOF	Y N
Garage Attached	4	Finished	687	0	0	1989	1989	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	1989	23157	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 45570	Stat Class: 353	Year Blt: 1995	Eff Year Blt: 1995	Sq.Ft: 864	% Complete: 100
Desc: Machine Shed (MS)					Dimensions: 36x24	RMV: 5800
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Machine Shed	5	Finished	864	0	0	1995	1995	fair	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
No accessory data available						

Bldg: 3	Code Area: 45570	Stat Class: 353	Year Blt: 1995	Eff Year Blt: 1995	Sq.Ft: 1980	% Complete: 100
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Desc: Machine Shed (MS)				Dimensions: 66x30		RMV: 11690		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0		
Floors								
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Machine Shed	5	Finished	1980	0	0	1995	1995	fair
								Exception: Y N

Accessories							
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity		
No accessory data available							

Bldg: 4	Code Area: 45570	Stat Class: 312	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 2280	% Complete: 100		
Desc: Loft Barn (LB)				Dimensions: 60x38		RMV: 14210		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0		
Floors								
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Loft Barn	5	Finished	2280	0	0	1980	1980	FAIR
								Exception: Y N

Accessories							
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity		
No accessory data available							

Bldg: 5	Code Area: 45570	Stat Class: 341	Year Blt: 1975	Eff Year Blt: 1975	Sq.Ft: 360	% Complete: 100		
Desc: Multi Purpose Shed (MP)				Dimensions: 20x18		RMV: 1680		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0		
Floors								
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	5	Finished	360	0	0	1975	1975	FAIR
								Exception: Y N

Accessories							
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity		
No accessory data available							

Bldg: 6	Code Area: 45570	Stat Class: 351	Year Blt: 1997	Eff Year Blt: 1997	Sq.Ft: 864	% Complete: 100		
Desc: General Purpose Building (GB)				Dimensions: 36x24		RMV: 9550		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0		
Floors								
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	5	Finished	864	0	0	1997	1997	FAIR
								Exception: Y N

Accessories							
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity		
No accessory data available							

Bldg: 7	Code Area: 45570	Stat Class: 332	Year Blt: 1960	Eff Year Blt: 1960	Sq.Ft: 400	% Complete: 100		
Desc: Commercial Greenhouse (CG)				Dimensions: 20x20		RMV: 260		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0		
Floors								
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Commerical Greenhouse	4	Finished	400	0	0	1960	1960	fair
								Exception: Y N

Accessories							
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity		
No accessory data available							

Bldg: 8	Code Area: 45570	Stat Class: 351	Year Blt: 1995	Eff Year Blt: 1995	Sq.Ft: 1152	% Complete: 100		
Desc: General Purpose Building (GB)				Dimensions: 48x24		RMV: 7750		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0		
Floors								
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	4	Finished	1152	0	0	1995	1995	FAIR
								Exception: Y N

Accessories							
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity		
No accessory data available							

Bldg: 9	Code Area: 45570	Stat Class: 820	Year Blt:	Eff Year Blt:	Sq.Ft: 3801	% Complete: 100	
Desc: OTHER SCHOOLS				Dimensions:		RMV: 1349040	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

agritainment

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 10 Code Area: 45570 Stat Class: 321 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 960 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 40x24 RMV: 24550
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 24550 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Hay Cover	6	Finished	960	0	0	2023	2023	EXCLT
Exception: Y N								

used for agritainment

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 11 Code Area: 45570 Stat Class: 351 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 960 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x32 RMV: 29870
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 29870 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	5	Finished	960	0	0	2023	2023	GOOD
Exception: Y N								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					



Commercial Property Appraisal

Marion County

INSTRUCTIONAL BLDG W OFFICE

Stat Class 820 - OTHER SCHOOLS

Account ID 511951

Notes 23-24 building used for instructional classes. Part of farm business.

Total Sq Ft 3,801

MA-SA-NH 02-06-000

Component - INSTRUCTIONAL BLDG W OFFICE
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Stat Class 820 - OTHER SCHOOLS

Notes 22-23: NEW INSTRUCTION BLDG ON FARM WITH 2ND FLOOR OFFICE @ 40% COMPLETE.

Cost Approach

ZIP Code 97317

Data Collected 8/22/2022

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment 0

Section - INSTRUCTIONAL BLDG W OFFICE

Type Building

Size 3,801 sq ft

Perimeter 241 ft

of Stories 2

Occupancy

Code	Description	%	Quality	Class	Height (ft)
356	Classroom	86	2.5	A Fireproof Structural Steel Frame	12.0
993	Interior Space, Office	14	2.5	D Wood or Steel Framed Exterior Walls	10.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	3,801	\$214.61	\$815,733	\$0	\$815,733
3	Default Heating	3,801	\$30.67	\$116,577	\$0	\$116,577
				\$932,310	\$0	\$932,310

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 10%		\$93,231.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables	Eff. Age 0 yrs
Additional Functional	0.0 %
External	0.0 %

Reconciliation **Base Value** \$1,025,541

Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+	\$1,025,541	+	-	= \$1,025,541
					\$1,025,541